



27 Gordondale Court, Gordondale Road, Aberdeen AB15 5GB

Offers Over £80,000

LOVELY ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED IN THE WEST
END

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this spacious ONE BEDROOM FIRST FLOOR APARTMENT, located in a well established retirement development for those aged 55 and over. The property benefits from security entry system and double glazing. The accommodation comprises: Entrance hall with excellent storage; Lounge with Kitchen off; generous Double Bedroom; Shower Room. Within this development there is a Residents Lounge including a kitchenette for all to enjoy, benefitting from patio doors which lead out to the garden; Guest Bedroom which can be booked at a fee for visitors upon request and currently stairlift access within the communal hallway. There are well maintained grounds which are maintained, along with other communal areas, at a cost of approx. £150pm.

Gordondale Court is within the heart of the West End, the area is peaceful although close to many amenities including, restaurants, cafes, pharmacies/chemists and Aberdeen Royal Infirmary and Albyn hospitals located nearby. There is regular public transport available near by to take you further into the city centre. From the City's Union Street, proceed on to Albyn Place and then onto Queen's Road. Turn right at Queen's Cross on to Fountainhall Road and at the T-junction turn left on to King's Gate. Gordondale Road is situated on the right hand side.

HALLWAY



Gives access to the remaining accommodation, with generous walk in storage cupboard which also includes the hot water tank and fuse box. Ceiling light fitting, heater and security entrance handset.

LOUNGE 15' 6" X 11' 3" (4.72M X 3.43M)



Light and airy Lounge, neutrally decorated, with space for a suite and dining, two windows to the front allowing ample light into the room with fitted blinds which are to remain. Ceiling light fitting and heater. Entrance to the Kitchen.

KITCHEN 9' 9" X 6' 0" (2.97M X 1.83M)



Situated off the Lounge, the Kitchen is fitted with wall and base units with complimenting work surfaces and tiled splashback. Window to the front allows natural light. The oven and hob are integrated and there is a washing machine and fridge. Inset sink and mixer, ceiling light, smoke alarm and heater.

BEDROOM 17' 1" X 10' 0" (5.21M X 3.05M)



Spacious Double Bedroom with window to front. With ample room for free standing furniture and benefitting from built in mirrored wardrobe allowing excellent hanging and shelf storage. Ceiling light and heater.

SHOWER ROOM 6' 5" X 6' 0" (1.96M X 1.83M)



Partially aqua-panelled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and shower with glazed screen. Ceiling light fitting, extractor fan and heater.

COMMUNAL AREAS



There is an option to use the residents lounge with access to the communal kitchen where you can wind down, plenty of books are available if you wish to read or simply relax. Patio doors to the side lead out into the garden. If you wish to have guests, there is a guest room available to book at a fee which comprises of twin beds and en suite bathroom. Parking is also available within the grounds.

EXTRAS

All carpets, blinds and light fittings are included in the sale, together with the integrated appliances and white goods in the Kitchen, and the usual fixtures and fittings in the Shower Room.

COUNCIL TAX BAND - D

EPC BANDING - D



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